
HISTORIC PRESERVATION REVIEW BOARD STAFF REPORT AND RECOMMENDATION

Landmark/District:	Capitol Hill Historic District	<input checked="" type="checkbox"/> Agenda
Address:	312 3rd Street NE	<input type="checkbox"/> Consent
ANC:	6C	<input checked="" type="checkbox"/> Permit
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	July 23, 2020	<input type="checkbox"/> New Construction
Case Number:	20-337	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Minoo Rouhanian, with plans prepared by architect Maeva Michiels, seeks concept review for a two-story rear addition on a property located in the Capitol Hill Historic District.

Property Description

312 3rd Street, NE was built in 1885 by B. F. Leighton as one in a row of four two-story matching rowhouses. The row remains intact, and all four buildings retain their rear doglegs.

Proposal

There are no changes proposed at the front elevation. An existing two-story plus basement rear dogleg is proposed to be demolished and replaced with a full-width two-story addition extending back about 30 feet. The addition would be brick with wood and aluminum-clad wood windows and doors. Demolition of the one-story rear garage is also proposed.



Aerial views from Google showing block context, 312 3rd St NE indicated with a star

Evaluation

Additional information would be useful in assessing this application, including photographs of the garage. The Board has often required that rear doglegs be retained on blocks where they are intact in Capitol Hill. Though this is one of four in a matching row with intact doglegs, the block overall contains a mix of architectural expressions at front and rear and removing this dogleg would not detract from the character of the historic district. It is also likely from the scale and size of the garage that its removal would not impact the historic district, and the Board has in several instances approved the demolition of other one-story garages. It hasn't been demonstrated why the second floor needs to be fully re-framed, and it would be preferable that existing framing be reused and repaired as needed.

Recommendation

The HPO recommends the Board find the project to be compatible with the Capitol Hill historic district, and delegate final approval to staff.

Staff contact: Moira Nadal